

Town of Beaver Dam
Planning Committee
January 6, 2003

Chairman Neal Stippich called the January 6, 2003 Town of Beaver Dam Planning Committee meeting to order at 7:30 P.M. Members present were Mike Canniff, Bob Tietz, John Kuzniewicz, Earl Stutz, and Zoning Administrator Earl Voight.

The minutes of the December 2, 2002 meeting were read. John Kuzniewicz made a motion to approve the minutes as read. Bob Tietz seconded the motion. Motion carried.

The First order of Business was to act on the application of the Preliminary Plat for the 1st Addition to Brainbridge Subdivision located in Section 11. Dan Prunuske explained his findings based on his review. Neal Stippich requested the following conditions be included.

1. The design engineer investigates changing the location of the water flow through Lots 1&2.
2. The developer shall include an easement for access to the retention pond by The Town of Beaver Dam.
3. Upon determination by the Town of Beaver Dam that maintenance is needed to maintain the designed engineered specifications of the retention pond, the Town shall be granted the right to enter the retention pond area to perform the determined maintenance necessary. Access to it shall be as described as in condition 2 above. The cost of such maintenance, if undertaken by the Town of Beaver Dam, shall be assessed equally to all lots of the 1st addition to Brainbridge subdivision as a special assessment on their taxes.

John Kuzniewicz made a motion to approve the Preliminary Plat with conditions noted. Mike Canniff seconded the motion. Motion carried.

The Second order of Business was to Review/Recommend to the Town Board on the Final Plat of Celestial View Business Park located in Section 7. The following conditions were to be included.

1. The easement into Lot 7 for access to the retention pond shall be 20' wide and given to the Town of Beaver Dam.
2. At anytime the Town of Beaver Dam is granted the right to enter the retention ponds by easements granted to it. Entry shall be to perform determined maintenance necessary to maintain the designed engineered specifications, which shall be part of the retention easement. The cost of such maintenance, if undertaken by the Town of Beaver Dam, shall be assessed to all Lot's that have drainage to the respective ponds.
3. A line of credit for road surfacing, street signs, spring landscaping and reseeded of ditches shall be provided.
4. Streetlights shall be provided if the County requires them.

John Kuzniewicz made a motion to recommend to the Town Board to approve the Final Plat with conditions noted. Bob Tietz seconded the motion. Motion carried.

The Third order of Business was to Review/Recommend to the Town Board on the Letter of Intent of Mark Hansen to create a parcel in Section 7 on North Crystal Lake Road.

Mike Canniff made a motion to recommend to the Town Board to approve the Letter of Intent. John Kuzniewicz seconded the motion. Motion carried.

The Fourth order of Business was to review the status of the Conditional use permit of Mike Guenther trucking company on Hwy. G Town of Beaver Dam. The concern raised was the parking of trucks on his Canary Road farm that presently does not have a Conditional Use Permit to cover such an operation. Mr. Guenther explained that he has downsized the number of trucks he presently has so trucks are quite infrequently parked at the Canary Road farm. He also was concerned what the potential tax ramifications of rezoning the Canary Road farm would be.

Mr. Guenther indicated that he would keep his trucks at his Highway G location.

At the next Planning Committee meeting we will plan on reviewing the PowerCom Conditional Use permit.

John Kuzniewicz made a motion to adjourn. Bob Tietz seconded the motion. Motion carried.

Secretary,
Earl Stutz

Town of Beaver Dam
Planning Committee
February 3, 2003

Chairman Neal Stippich called the February 3, 2003 Town of Beaver Dam Planning Committee meeting to order at 7:30 P.M. Members present were Bob Neuman, Bob Tietz, John Kuzniewicz, Earl Stutz, and Zoning Administrator Earl Voight.

The minutes of the January 6, 2003 meeting were read. Bob Neuman made a motion to approve the minutes as read. John Kuzniewicz seconded the motion. Motion carried.

The First order of Business was the review for renewal of the Conditional Use Permit granted January 14, 2002 to the Raceway at Powercom Park. It was requested to postpone this subject until next months meeting.

The Second order of Business was to act on the application of David Gilbertson for a Conditional Use Permit for a non farm residence in an A-G District located at W9581 Hwy S in the SE ¼ of the NW ¼ of Section 30, Town of Beaver Dam and also to create a parcel at the same location.

Dave explained that he plans to build a new house on the proposed lot and rent out the existing house and buildings. There was discussion regarding sharing the existing driveway or getting approval from the County to add a new driveway off of Highway S. John Kuzniewicz made a motion to approve the Conditional Use Permit and the creation of a parcel at the same location contingent on the driveway issue being resolved with the County. Bob Tietz seconded the motion. Motion carried.

The Third order of Business was to Review the petition that was presented to the Town Board from the residents of Burchardt's Sunrise Acres Subdivision in regard to land located in Section 22 surrounding the subdivision in reference to the Town of Beaver Dam Comprehensive Plan. The petition basically was requesting that the area to the west and north of the subdivision along Highway 151 be kept free of any further commercial development and instead be a buffer area for the subdivision. Neal explained to the audience that our Committee's role is to review the petition, take comments and forward them to the Town Board.

Sue Braemer, one of the petitioners, expressed her concern about noise levels with further commercial development that close to their subdivision and wants a buffer to be maintained around their subdivision. Steve Miller expressed that he just wanted to preserve the rural setting they presently have. Neal asked how many of the residents in attendance lived their prior to 1978, all five in attendance had. Neal further explained that the west boundary of the subdivision has been zoned commercial since 1978. John Kuzniewicz explained that the property owner has to request any zoning change. The property west of the subdivision is currently owned by Emerson Kellom. Mr. Kellom was in attendance and expressed his disappointment that no one from the subdivision had contacted him personally to discuss their concerns.

He further expressed that he had no interest in having the zoning changed at the present time. Neal Stippich asked whether a group or committee of residents from Burchardt's subdivision could be formed to discuss their concerns with Emerson Kellom? Steve Miller volunteered; he would attempt to form a group from Burchardt's to do this. Therefore, the petition will currently address only the property to the north of the subdivision and its planned use as presently shown in the Township's Comprehensive Plan. Fred Bird is the owner of this property. Richard Zieman explained to the audience that the petition could possibly result in the long range plan for the property to the north changing if Mr. Bird and the Town Board agree. He further stated that although there is nothing in current zoning that includes a requirement for a buffer area, the Town Board could direct the Zoning Committee to include some criteria for a buffer where commercial property meets residential.

The Fourth order of Business was discussion on vacating part of the roads in Seefeldt's plat and Gossfeld if necessary. This already has been to the Town Board so no further action was required by this committee.

Bob Neuman made a motion to adjourn. Bob Tietz seconded the motion. Motion carried.

Secretary,
Earl Stutz

Town of Beaver Dam
Planning Committee
March 3, 2003

Chairman Neal Stippich called the March 3, 2003 Town of Beaver Dam Planning Committee meeting to order at 7:30 P.M. Members present were Mike Canniff, Bob Tietz, John Kuzniewicz, Earl Stutz, and Zoning Administrator Earl Voight.

The minutes of the February 3, 2003 meeting were read. John Kuzniewicz made a motion to approve the minutes as read. Mike Canniff seconded the motion. Motion carried.

The First order of Business was the Review/Renewal of the Conditional Use Permit granted January 14, 2002 to the Raceway at Powercom Park. Lee Merkel explained some of the changes for the coming year.

- He was reducing the number of events for this year.
- Last years racing went into early October. This year the last race should be the 9th or 10th of September.
- The World of Outlaws is coming twice this year compared to once last year.
- There will be another national event this year, a motorcycle race, the same week as the Harley Davidson's celebration.

Next the Conditional Use Permit of January 14, 2002 was reviewed point by point. The items where there was discussion or change are noted below:

1. Noise Levels: The Township police chief, John Kreuziger, commented that he had worked many Saturday nights and had no noise level violations or any even close. The Planning Committee was not aware of any noise complaints by people from the Township either.
2. Traffic Control:
3. Parking: Neal expressed concern about keeping the main roadways on the premises open at all times for emergency vehicle access. Lee stated that for larger events more people are provided to better direct the parking and admitted sometimes he has a problem with his own employees parking at some of the regular events.
4. Overnight Camping or Parking:
5. Hours of Operation: It was agreed that all the hours of operation would stay the same. Lee stated that no events during the past year went past their time limit. He did raise a concern about the verbiage describing fines and how they would be levied. He was questioning the intent compared to the actual wording of the last couple sentences. The way it was written now it could be interpreted to mean that the fines would be accumulative in \$250.00 dollar increments for each 30 minute period (or portion there of) of over-run all on the same racing date. That was not the intent of the Committee. The intent was that one fine would be levied per racing date with the fine going up \$250.00 dollars each subsequent time it occurred within a racing season. It was agreed that the wording would be changed to make it clear that the fine assessment was based on a "per race date" basis and not multiple assessments on the same race date. The modified wording in part reads as follows: "Two events per year will be allowed to run past the permitted hours of operation for one-half hour without a fine. If the over-run is more than one-half hour, the race date event will be considered to be time over-run and subject to the following described fines and be considered the same as any other over-run. Over-runs will be subject to a citation from the Town of Beaver Dam Police Department. Fines will be levied on a per racing date basis and increase \$250.00 dollars with each subsequent offense. The first offense will be \$250.00, \$500.00 for the second, \$750.00 dollars for the third and \$1,000.00 for the fourth and all subsequent offenses. No more than one fine will be assessed on a given date. This applies to one racing season at a time and starts over from zero the following season".
6. Types of Use: Lee agreed to provide to the Town the dates of the special events.
7. Lighting: Neal said he would like to see more lights in the northwest corner of the parking lot. Lee agreed to work on it.

8. DNR, State and Local: Lee showed a documented disaster plan that is 99% complete. It needs to be updated to reflect most recent code changes. He will provide a copy to the Town when completed.
9. Grounds:
10. No Outside Storage:
11. Any Signage:
12. Crowd Control:
13. Dust Control:
14. Practice or Test Situations or Rentals:
15. Good Housekeeping:
16. The Earth Berm: Lee said he will make every effort to meet the 1 June, 2004 completion date but also noted that he is dependant on material availability and good weather as well. Lee also confirmed he will be using a sound engineer when the berm is completed to get recommendations regarding shrubbery etc.
17. Signage: Progress is being made in this area and it was agreed by the Committee to extend the completion date one year to 1 June, 2004.
18. A Site Plan:
19. Consultants:
20. Modification:
21. This Conditional Use Permit: Lee expressed concern about having to come back every year to re-apply. He didn't feel it was fair to single out his business when no one else with a Conditional Use Permit has to do it. He wants to develop a long range business plan and is concerned about committee makeup changing over time resulting in the feelings toward his business possibly changing and impacting him in a negative manner. John Kuzniewicz expressed that our concern was that we are tracking the progress being made on the milestone dates laid out in the Conditional Use and agreed that an annual review was still needed but that reissuing the permit annually could be changed. Therefore, it was agreed by everyone that the wording on this subject will be changed to read as follows: "This Conditional Use Permit will be subject to annual review in January of each year. The Town of Beaver Dam Planning Committee will then review the permit, if deemed necessary, for the purpose of modifying and renegotiating."

Attached is the updated Conditional Use Permit in its entirety. Based on these updates, John Kuzniewicz made a motion to approve the Conditional Use Permit. Bob Tietz seconded the motion. Motion carried.

The Second order of Business was to act on the application of Neal Stippich for a Conditional Use Permit for a Non Farm Resident in an A-G District located at the corner of Blackbird Rd. & County S, in the SW ¼ of the SW ¼ of Section 22, T11N, R14E, Town of Beaver Dam. Neal requested the withdrawal of the application till next month's meeting. Earl Voight told the audience members in attendance that all the adjoining land owners would be re-notified.

The Third order of Business was in regards to the land exchange that took place between Earl Voight Jr. of Wooded Hills subdivision and Norm Kurtz. Neal Stippich made a motion to approve the land exchange between Earl Voight Jr. of Wooded Hills subdivision and Norm Kurtz. John Kuzniewicz seconded the motion. Motion carried.

John Kuzniewicz made a motion to adjourn. Bob Tietz seconded the motion. Motion carried.

Secretary,
Earl Stutz

Beaver Dam Raceway Conditional Use Permit Summary

Original Issued May 8, 1989

- 1) **NOISE LEVELS**: 95 decibels for car racing to be measured at a distance approximately 100 feet from center of track. Location of noise measurement to be agreed on by Land Use Administrator. Noise measurement of each car to be done per each event and logged in a permanent record. To be done during time trials at a predetermined point.
- 2) **TRAFFIC CONTROL**: Will increase Raceway Road width to 20 feet from track. Traffic exiting and going west would be diverted on East Plaza Drive. Traffic going East on Hwy. 33 to exit on Raceway Road. Operator to furnish traffic control personnel to throttle traffic.
- 3) **PARKING**: Will be limited to designated area proposed with plan submitted.
- 4) **NO OVERNIGHT PARKING OR CAMPING**: Qualified to allow drivers and crew when there is a 2 day racing event to stay overnight. Will have a fenced in area for these people located in the pit area.
- 5) **HOURS OF OPERATION**: Week events 5:00 PM. to 11:00 PM., Saturdays 5:00 PM. to 11:30 PM., Sundays 12:00 PM. noon to 6:00 PM., Holiday Weekends 12:00 noon start, weather delays, 1-hour extension. All grounds and buildings to be vacated within one hour of stated closing times, concessions to be also closed at closing times.
- 6) **TYPES OF USE**: Motor Sport Activity and Entertainment. Weekly car race events totaling 50 events, snowmobiles, and car crushing (Big Foot), all at 95 decibels. No cycles. Requesting 10 special events requiring 100 decibel limits to include sprint car races, truck and tractor pull, Country Western music concert, and Rock concerts. Special events to be limited to 100 decibels at a point located on the North property line agreed to by Land Use Administrator.
- 7) **LIGHTING**: Done with high mast pole (120 ft. high) to be sideshielded and additional lighting for parking.
- 8) Meet DNR requirements and all other State, local, and fire codes.
- 9) Grounds to be cleaned of trash in 24 hours of an event.
- 10) No outside storage except operable maintenance equipment. All damaged race vehicles to be removed in 7 working days.
- 11) Would be Schlafer's responsibility for any signage. It would need to meet all ordinances.
- 12) **CROWD CONTROL**: 4 off-duty or security people as a minimum.
- 13) **DUST CONTROL**: Track to be watered so as to not visibly emit clouds of dust, including spectator traffic areas.
- 14) **PRACTICE OR TEST SITUATIONS OR RENTALS**: Restricted to business hours with 20 times per year at 95 decibels.
- 15) Plan submitted to be completed in one year.
- 16) Good Housekeeping.

First Amendment April 11, 1994

Gary Schlefer requested Sunday hours be extended 4 hours to 10:00 PM. He requested a July 4 event be allowed with a lifting of the noise consideration and a half-hour extension of hours. He also requested a pre-season test day for a Saturday with hours of 10:00 AM until 6:00 PM. There was much discussion by the near neighbors opposing the change of hours. Mike Canniff made a motion to allow a test day on a Saturday in April annually with hours of 10:00 AM till 6:00 PM. Motion carried. Neal Steppich made a motion to allow an Independence Day celebration on Saturday night to be finished by 10:00 PM. Rain delay to be on Sunday night. Motion Carried. Gary Schlefer

withdrew his request of change of hours on Sundays. Discussion of master plan and zoning of area were concern. Orderly development, no junk yard.

Second Amendment March 4, 1996

Regarding request of Gary Schlafer to modify condition #5 on his Conditional Use Permit (hours of operation in special event). Marty Schoenberger expressed her concern regarding the noise levels she presently experiences from the raceway. Gary Schlafer explained his needs and how weather affects his business. Mike Canniff made a motion that when inclement weather occurred on Saturday night, Beaver Dam Raceway be allowed to reschedule to the following Sunday evening. Beaver Dam Raceway during all events will be allowed to run over 30 minutes or less 2 nights per season. The forfeiture for violation of this would be \$500 per hour at \$125 per 15-minute increments. The forfeiture will start on the 3rd night of the season that he runs over. Earl Stutz seconded the motion. Motion carried.

Town of Beaver Dam
Planning Committee
April 7, 2003

Chairman Neal Stippich called the April 7, 2003 Town of Beaver Dam Planning Committee meeting to order at 7:30 P.M. Members present were Mike Canniff, Bob Tietz, John Kuzniewicz, Earl Stutz, Bob Neuman, Larry Braker and Zoning Administrator Earl Voight.

John Kuzniewicz made a motion to dispense with the reading of the March 3, 2003 minutes. Bob Neuman seconded the motion. Motion carried.

The First order of Business was to Act on the application of Neal Stippich for a Conditional Use Permit for a Non Farm Resident in an A-G District located at the corner of Blackbird Rd. and County S, in the SW ¼ of the SW ¼ of Section 22, T11N, R14E, Town of Beaver Dam. Neal passed the Chairmanship for this portion of the meeting to Bob Neuman. Mike Canniff, the prospective buyer, distributed several copies of the lot layout and location. Several questions and concerns were raised by audience members. The road is already in poor condition so they were concerned about additional traffic. They wondered about the driveway location, size of the parcel and how many houses would be built. One house will be built on 1.3 acres and the driveway location has not yet been determined but it was mentioned that it needs to be 150' from the corner of Hwy S. With no further questions, Larry Braker made a motion to approve the Conditional Use. Earl Stutz seconded the motion. Motion carried. (Neal & Mike abstained from voting)

The Second order of Business was to Review/Approve to create a parcel at the same location at the corner of Blackbird Rd. & County S, in the SW ¼ of the SW ¼ of Section 22, T11N, R14E

John Kuzniewicz made a motion to approve the request to create a parcel. Larry Braker seconded the motion. Motion carried. (Neal & Mike abstained from voting) At this point the meeting Chairmanship was returned to Neal

The Third order of Business was to Act on the application of Paul Brey for a Conditional Use Permit for an Auto & Cycle sales in an E.C. district located at N7212 Farewell Rd, Town of Beaver Dam. Paul Brey spoke on his own behalf explaining that he wanted to sell new British motorcycles in the north end of the building. On the Hwy 33 side of the building he would display for resale cars and trucks that were taken in on trade. No more than 5 at any one time would be kept on site. All motorcycles would be kept inside the building. All diagnostics on the cycles would be done during daytime hours only inside the building between the hours of 9 to 5 during the week and 9 to 2 on Saturdays during the summer. Possibly in the future he might sell ATV's. Old tires would not be stored outside the building. They would be disposed of properly right away. He has been in the building operating his existing business for the last three years. That business operation would remain in the building where it is today. A neighbor raised a question about runoff from the driveway area onto adjoining land owners.

Larry Braker requested a site plan showing

1. The building location on the property.
2. Where used vehicles would be parked for display to sell.
3. The location of the cycle business.
4. Customer and employee parking.

Larry Braker made a motion to table the request until a site plan was completed. Bob Neuman seconded the motion. Larry then withdrew the motion.

Bob Nueman made a motion to approve the Conditional Use contingent on the following conditions being met.

1. The maximum number of on site vehicles for sale is limited to five.
2. All cycle diagnostics must be done within the building.
3. The site plan must show where the vehicles for sale will be displayed.
4. The site plan must show where employee parking for the new cycle business will be located.

5. Before the parking lot can be blacktopped, a drainage plan must be submitted and approved by the Planning Committee.

Mike Canniff seconded the motion. Motion carried.

Chairman Stippich assigned Bob Neuman and Larry Braker to review and approve the site plan so Mr. Brey could continue on with the process of acquiring the State required permitting in a timely fashion.

The Fourth order of Business was to Act on the application of Robert & Susan Christian, agent for Russell Landsinger for a Conditional Use Permit for a Non Farm Resident in an A-G District located on Olinger Rd in the NW ¼ of the SE ¼ of Section 36, T12N, R14E, Town of Beaver Dam. The ten acre parcel is located east of the Kingdom Hall. John Kuzniewicz made a motion to approve the Conditional Use with the stipulations that there be a restriction on the survey limiting it to one home being built on the 10 acres and that it couldn't be further subdivided. Bob Tietz seconded the motion. Motion carried.

The Fifth order of Business involved general discussion with Chris and Matt Westphal regarding lots 5 through 12 of Tim Fletcher's subdivision. Lot lines, lot sizes, building designs, septic systems, number of bedrooms, etc were discussed.

Larry Braker made a motion to adjourn. John Kuzniewicz seconded the motion. Motion carried.

Secretary,
Earl Stutz

Town of Beaver Dam
Planning Committee
May 5, 2003

Chairman Neal Stippich called the May 5, 2003 Town of Beaver Dam Planning Committee meeting to order at 7:30 P.M. Members present were Mike Canniff, Bob Tietz, John Kuzniewicz, Earl Stutz, and Zoning Administrator Earl Voight.

Neal Stippich appointed Alan Matuszeski as the new Chairman of the Planning Committee.

Minutes of the April 7, 2003 meeting were read. John Kuzniewicz made a motion to approve the minutes as read. Bob Tietz seconded the motion. Motion carried.

The First order of Business was to Act on the application of Dodge County Highway Commission, agent for Nell Farms, for a Conditional Use Permit for a borrow area in an A-1 District located in the SW ¼ of the SE ¼ & SE ¼ of the SW ¼ of Section 24, T11N, R14E Town of Beaver Dam. Bruce Zellner of the Highway Commission appeared and explained that the borrow area was on the north side of County Highway S north of the Barnett Trucking yard and involved approximately 30,000 cubic yards of soil. John Kuzniewicz made a motion to approve the Conditional Use Permit. Mike Canniff seconded the motion. Motion carried.

The Second order of Business was to act on the application of MSA, agent for James Berkevich, for a Conditional Use Permit for a Non Farm Residence in an A-G District located in the SW ¼ of the SE ¼ of Section 19, T11N, R14E, Town of Beaver Dam. John Kuzniewicz made a motion to approve the Conditional Use Permit with the contingencies that only one house can be built on the property, that it can not be further divided and that the south side of the newly created parcel requires fencing per the Town of Beaver Dam sub division ordinances. Bob Tietz seconded the motion. Motion carried.

The Third order of Business was to create a 2 lot survey at the same location. Mike Canniff made a motion to approve the request. Earl Stutz seconded the motion. Motion carried.

The Fourth order of Business is to act on the request of Westphal Construction, agent for Fletcher & Sons Development, for an approval of a (24 unit) 12 duplex Condominium Plat located within Fairway View Subdivision. Dennis Steinkraus of MSA presented the plan. John Kuzniewicz made a motion to deny the request and recommended they go to the Town Board of Appeals. Mike Canniff seconded the motion. Motion carried.

John Kuzniewicz made a motion to recommend approval of a Duplex Condominium Development in an R-D District. Mike Canniff seconded the motion. Motion carried.

Bob Neuman reported that Larry Braker and he had reviewed the information provided by Paul Brey to satisfy the contingencies of a Conditional Use Permit request and that all the requirements were met and they therefore approved the request.

John Kuzniewicz made a motion to adjourn. Bob Tietz seconded the motion. Motion carried.

Secretary,
Earl Stutz

Town of Beaver Dam
Planning Committee
June 2, 2003

Chairman Alan Matuszeski called the June 2, 2003 Town of Beaver Dam Planning Committee meeting to order at 7:00 P.M. Members present were Mike Canniff, John Kuzniewicz, Earl Stutz, Larry Braker and Zoning Administrator Earl Voight.

Larry Braker made a motion to dispense with the reading of May 5th meeting minutes with the exception of correcting the last paragraph on the first page regarding John Kuzniewicz's motion. It should have read "John Kuzniewicz made a motion to recommend approval of a Duplex Condominium Development in an R-**D** District not R-1 as the minutes stated. Mike Canniff seconded the motion. Motion carried.

The First order of Business was to Act on the application of Wondra Excavating, agent for Beaver Dam Community Hospital for a Conditional Use Permit for a land borrow in an EC District located in the NE ¼ of the NW ¼ of Section 27, T12N, R14E, Town of Beaver Dam. . Mitch Leisses, of Wondra Excavating, appeared and explained what area was involved, that it covered approximately four acres and involved relocating 27,000 cubic yards. The project was to start in late July or early August and take approximately two weeks to complete depending on the weather. He also mentioned that they have contacted the County and have in process a non metallic mining permit. Mitch confirmed that the topsoil would all be returned to its proper location when completed so the land could continue to be farmed. John Kuzniewicz made a motion to approve. Earl Stutz seconded the motion. Motion carried.

The Second order of Business was to Act on the letter of approval, because they are adjoining land owners, for Jim Guenther and Dodge Concrete, agent for Dennis Frank, in an EC District located at N6805 South Center Rd. Jim explained their plans and showed the proposed changes. Mike Canniff made a motion to approve. Larry Braker seconded the motion. Motion carried.

The Third order of Business was to Review and recommend to the Town Board on the application of Dennis Frank, agent for Donald & Sandy Synder, to rezone about 2 acres of adjacent land from A-1 to A-M District to be in compliance of zoning for a Agriculture related transportation business located at W8219 Hemlock Rd. Dennis showed the area involved and explained his plans to erect a building for his milk truck. John Kuzniewicz made a motion to recommend to the Town Board to approve the rezoning. Mike Canniff seconded the motion. Motion carried.

John Kuzniewicz made a motion to adjourn. Larry Braker seconded the motion. Motion carried.

Secretary,
Earl Stutz

Town of Beaver Dam
Planning Committee
June 30, 2003

Chairman Alan Matuszeski called the June 30, 2003 Town of Beaver Dam Planning Committee meeting to order at 7:00 P.M. Members present were Bob Tietz, John Kuzniewicz, Earl Stutz, Larry Braker and Zoning Administrator Earl Voight.

The minutes of the June 2, 2003 meeting were read. John Kuzniewicz made a motion to approve the minutes as read. Bob Tietz seconded the motion. Motion carried.

The First order of Business was to act on the application of Richard Moldenhauer for a Conditional Use Permit for a dog kennel permit in an A-1 district located at N6248 Fabisch Rd in the NW ¼ of the SW ¼ of Section 13, T11N, R14E, Town of Beaver Dam. Mike Wissell, a land owner across the road, expressed concerns he presently has with Mr. Moldenhauer's existing dogs running loose and constant barking. He is developing several residential lots and is concerned that an even larger number of dogs constant barking and running loose will have a negative impact on the development and future owners as well. An owner of one of the lots reiterated the same concerns. Mr. Moldenhauer provided a plan showing a layout of the kennels and dog runs and explained that no dogs will be running free. The dogs he has now are family pets. He indicated he would have a maximum of 20 dogs on site including his own family pets. It was noted that Mr. Moldenhauer needs a kennel license for his own four dogs that he has now. John Kuzniewicz made a motion to approve the Conditional Use Permit with the stipulation that a maximum of twenty dogs, including family pets, would be kept or boarded at any time. Dog grooming or any other related activities would require a separate Conditional Use Permit and are not included in this one. Larry Braker seconded the motion. Motion carried.

The Second order of Business was to Act on the application of MSA, agent for Tom Brennan, for a Letter of Intent to create 2 parcels in part of the SE ¼ of the SW ¼ of Section 25, T12N, R14E, located on Hwy A in the Town of Beaver Dam. John Kuzniewicz made a motion to table the request. Rezoning of the land needs to take place first. Earl Stutz seconded the motion. Motion carried.

The Third order of Business was to Act on the application of MSA, agent for William Seefeld, for a Letter of Intent to create 2 parcels located in the NW ¼ of the SW ¼ of Section 5, T11N, R14E when part of Linde Rd is vacated by the Town Board. Anne Cook of MSA explained that Steve Hannan is currently processing the paperwork to vacate the undeveloped part of Linde Road and the area dedicated as a park and will then rededicate a portion of the existing park area as Linde Road. Larry Braker made a motion to approve the Letter of Intent contingent on a letter of credit being provided for any improvements and the vacating paperwork being completed. John Kuzniewicz seconded the motion. Motion carried.

Bob Tietz made a motion to adjourn. John Kuzniewicz seconded the motion. Motion carried.

Secretary,
Earl Stutz

Town of Beaver Dam
Planning Committee
August 4, 2003

Chairman Alan Matuszeski called the August 4, 2003 Town of Beaver Dam Planning Committee meeting to order at 7:00 P.M. Members present were Mike Canniff, John Kuzniewicz, Ken Neumann, Earl Stutz, Larry Braker, 1st Alternate Bob Tietz and Zoning Administrator Earl Voight.

Larry Braker made a motion to dispense with the reading of the June 30, 2003 meeting minutes. Ken Neumann seconded the motion. Motion carried.

The First order of Business was to Act on the application of Craig Ganske, agent for Charles & Virginia Ganske for a Conditional Use Permit for a Non Farm resident in an A-G district located in the SW ¼ of the SW ¼ of Section 13, T11N, R13E. Craig explained that he lives on the homestead now and his parents want to sell the farm so he wants to build a new house across the road on the north side of Hwy W. John Kuzniewicz recommended he contact the County to get his proposed driveway approved. John Kuzniewicz made a motion to approve the Conditional Use Permit contingent on the County's approval of the driveway. Mike Canniff seconded the motion. Motion carried.

The Second order of Business was to Act on the application of Jeffrey & Denise Schepp for a Conditional Use Permit in an Industrial District located at W7972 Ollinger Rd for Auto & Truck repair, painting, welding, rebuilding, detailing & accessories including motor sports equipment. Russell Landsinger, former owner and now adjoining landowner, shared the history of the property over the last fifteen years and his views regarding the permitting process in the past. Jeffrey explained that he bought the property seven years ago and operates it as a hobby business in addition to his fulltime second shift job. There was considerable discussion regarding the roadside general appearance of the property and the enclosing of cars and equipment aside and behind the buildings. John Kuzniewicz made a motion to approve the Conditional Use Permit with the following conditions.

1. A gate must be installed on the south side fencing to close up the existing opening.
2. A maximum of six licensed/drive able vehicles will be allowed in the front of the building outside of the fenced area.
3. All other vehicles and equipment must be inside a totally secured fence of at least six feet in height.
4. Jeffrey has sixty days to complete the fencing.

Bob Tietz seconded the motion. Motion carried.

The Third order of Business was to Act on the petition of Anne Cook, agent for Tom Brennan, for the rezoning of a parcel of land from Prime A-G to A-G for the purpose of building a non farm resident located in the SE ¼ of the SW ¼ of Section 2, T12N, R13E. Anne Cook, from MSA explained the request and that it involved four and one half acres on the south side of Hwy A.

Earl Stutz made a motion to recommend to the Town Board to approve the rezoning. Larry Braker seconded the motion. Motion carried.

The Fourth Order of Business was to Act on a Letter of Intent for John Francis to create a parcel located in the NE ¼ of the NW ¼ of Section 20, T12N, R14E and a request to remove the restriction along Sunset Point Rd for no access. Mr. Francis explained what he was trying to do with the property. John Kuzniewicz made a motion to approve the request to create a parcel and remove the restriction subject to the following three conditions being met.

1. A water runoff study is performed for the lot being created.
2. The Railroad approves the driveway access.
3. A letter from the County is provided authorizing the driveway off Sunset Point Road.

Ken Neumann seconded the motion. Motion carried.

John Kuzniewicz made a motion to adjourn. Larry Braker seconded the motion. Motion carried.

Secretary,
Earl Stutz

Town of Beaver Dam
Planning Committee
September 22, 2003

Chairman Alan Matuszeski called the September 22, 2003 Town of Beaver Dam Planning Committee meeting to order at 7:00 P.M. Members present were Mike Canniff, John Kuzniewicz, Joe Meyer, Earl Stutz, Larry Braker, Ken Neumann and Zoning Administrator Earl Voight.

Minutes from the August 4, 2003 meeting were read. Mike Canniff noted that under the Third Order of Business, the land location should be R13E rather than R14E. Under the Fourth Order of Business Alan Matuszeski noted that the words "recommend to the Town Board" need to be removed. Larry Braker made a motion to approve the minutes with the corrections as noted. Mike Canniff seconded the motion. Motion carried.

The First Order of Business was to Act on the application of Ronald Warmka for a Conditional Use Permit for a Non Farm Resident in an A-G district located on South Crystal Lake Rd in SE ¼ of the SE ¼ of Section 10, T11N, R14E and a Letter of Intent to create a parcel at the same location. Mr. Warmka explained where the area was, that it involved 5 acres, was 300 feet wide and the full depth to the lot line. The driveway would access onto South Crystal Lake Road. Oz Kinas from Linck Aggregates indicated he had no objection to a home being built there as long as the new owner understood that the adjoining was an active pit which included blasting taking place. Mike Canniff made a motion to approve the application with three conditions:

1. A water runoff study must be completed.
2. A driveway safety study must be performed.
3. A site plan must be provided.

Joe Meyer seconded the motion. Motion carried.

John Kuzniewicz then made a motion to amend the motion and include a fourth condition.

4. To limit the 24 acre parcel to two lots, one being 5 acres and the other 19 acres.

Earl Stutz seconded the motion. Motion carried.

John Kuzniewicz made a motion to approve the Letter of Intent to create a parcel. Ken Neumann seconded the motion. Motion carried.

The Second Order of Business was to Act on the application of Dennis Frank for a Conditional Use Permit for transportation related activities primarily serving the basic AG industry in an AM district located at W8219 Hemlock Rd, South of North line of NE ¼ of Section 22, T12N, R14E, and a Letter of Intent to create a parcel at the same location if needed. Dennis explained that he had this two acres rezoned within the last couple months and was now ready to put up the 40 by 88 foot shed for his milk truck. He is also going to put a new second driveway off of Hemlock to parallel his existing driveway. The two will then provide a "horse shoe" shape so he can drive in one and continue on around and back out without backing his truck. There was also discussion about the building being used for anything else. The Committee made it clear that the AM classification only allowed for Agricultural type businesses. Ken Neumann made a motion to approve the Conditional Use Permit. Larry Braker seconded the motion. Motion carried.

It was decided that the Letter of Intent to create a parcel was not needed.

The Third Order of Business was to Act on the application of David Eisenga, agent for Joseph Cantafio, for a Conditional Use Permit to allow a manufactured home sales display in an E.C district located at W9178 Cty Hwy G, Beaver Dam on the corner of Madison St. and Cty Hwy G. Part of NE ¼ of NW ¼ Section 8 T11N, R14E. No one was in attendance to present any information so John Kuzniewicz made a motion to table the request. Joe Meyer seconded the motion. Motion carried.

The Fourth Order of Business was to Act on the Application of Keith Ghanian/Dan Fox agent for Louis Ganske for a Conditional Use Permit for auto sales, service and repair and signage for a parcel located on Kellom Rd. located in SE ¼ of SW ¼ Section 22, T12N, R14E, and a Letter of Intent to create a parcel at

the same location. Mr. Fox explained that they wanted to move their present Oldsmobile/Cadillac/GMC dealership from downtown to this new location which is presently zoned Extensive Commercial. Emerson Kellom requested the trees along the line fence be left in place. The new owners indicated that was fine with them. John Kuzniewicz made a motion to approve the Conditional Use with the following two conditions:

1. A water runoff study must be performed with all the water being retained on the property.
2. The water runoff study must come back to this committee before a building permit will be issued.

Joe Meyer seconded the motion. Motion carried.

Larry Braker made a motion to approve the Letter of Intent to create a parcel. Ken Neumann seconded the motion. Motion carried.

The Fifth Order of Business was to Discuss and recommend to the Town Board on the application of Richard Leistekow, agent for Robert and Carol Ganske to rezone a 2 ½ acre parcel from A1 to Ag, to allow for a non-farm resident for parents of the farm, and also create a parcel of said description NW1/4 of NE1/4 Section23, T12N, R14E. Mr. Ganske explained that the location was west of his existing farmstead and on the south side of Hemlock Road. Earl Stutz made a motion to recommend to the Town Board to approve the request. Ken Neumann seconded the motion carried. After further discussion and reconsidering all the options, Mr. Ganske withdrew his request.

The Sixth Order of Business was in regards to the December 2, 2002 conditions on Mark Hanson's Hidden Acres Final Plat. Anne Cook from MSA presented information and an e-mail from Dan Prunuske indicating that all of the conditions had now been met. John Kuzniewicz made a motion to approve the Final Plat of Hidden Acres. Mike Canniff seconded the motion. Motion carried.

John Kuzniewicz made a motion to adjourn. Larry Braker seconded the motion. Motion carried.

Secretary,
Earl Stutz

Town of Beaver Dam
Planning Committee
October 6, 2003

Chairman Alan Matuszeski called the October 6, 2003 Town of Beaver Dam Planning Committee meeting to order at 7:00 P.M. Members present were Mike Canniff, John Kuzniewicz, Joe Meyer, Earl Stutz, Larry Braker, Ken Neumann and Zoning Administrator Earl Voight.

Minutes from the September 22, 2003 meeting were read. Larry Braker made a motion to approve the minutes as read. Ken Neumann seconded the motion. Motion carried.

The First Order of Business was to Act on the application of Dodge County Hwy Commission, agent for David & Katherine Schmitt, for a Conditional Use Permit in a AG district for a Borrow area in the SW ¼ of SW ¼ of S21 – T11 R14E corner of Cty Hwy S and Shaw Hill Rd. Dodge County Highway Engineer Bruce Zellner explained about the borrow pit and stated that he would like to have it closed up by the end of this year. Larry Braker made a motion to approve the Conditional Use with the following two conditions.

1. The sub soil and top soil will be put back and the stones will be picked up.
2. When completed the land will be back to an Agriculture state.

Joe Meyer seconded the motion. Motion carried. Ken Neumann abstained from voting.

The Second Order of Business was to Act on the tabled application for a Conditional Use Permit of David Eisenga, agent for Joseph Cantafio, to allow a manufactured homes sales display in a EC District located at W9178 Cty Hwy G, Beaver Dam, on the corner of Madison St. and Cty Hwy G. Part of NE ¼ of NW ¼ S8 T11N R14E. David Eisenga addressed the committee and clarified that he sells modular homes, not manufactured homes. They are two totally different types of homes built to different standards. He then presented a sketch showing the proposed location of his model home in relationship to the intersection of Highways 151 and G. Larry Braker then referenced the October 1991 Conditional Use Permit and stated that the existing trailer parking on this property was not allowed and raised concerns about general housekeeping. John Kuzniewicz was also concerned about all the signs along the road that were not approved either. After some discussion about what the County's requirements were for a vision corner, Larry Braker made a motion to table the issue until Bruce Zellner could return to our meeting in a little while and explain to us what the current setback requirements are. Ken Neumann seconded the motion. Motion carried. Upon Bruce's return, the set back requirements were explained to everyone. Larry Braker made a motion to approve the Conditional Use with the following conditions.

1. The vision triangle is measured from the center line of each road.
2. Along Highway G the dimension is 132 feet from the center of Highway 151 to the west.
3. Along Highway 151 the dimension is 312 feet from the center of Highway G to the north.
4. Nothing can be within the vision triangle. (Bruce Zellner further clarified that a holding tank could be within the vision triangle if approved through the County Planning Development Department.)
5. No driveway can be within the vision triangle.
6. There is also a 10 foot building setback requirement in addition to the vision triangle dimensions.
7. All existing signs must be removed before the modular home can be erected.
8. All campers and trailers must be removed before the home is erected.

Ken Neumann seconded the motion. Motion carried. John Kuzniewicz then made a motion to amend the motion to include that the home was not to be used as a residence. Mike Canniff seconded the motion. Motion carried.

The Third Order of Business was to Act on the application of Rob Brunelle at W8569 Cty Hwy W, Sect. 9 Town of Beaver Dam, for a Letter of Intent to create a parcel. John Kuzniewicz made a motion to deny the request because there was no road access. Joe Meyer seconded the motion. Motion carried.

Other Business:

Jeff Schepp provided pictures showing the front and sides of his business building confirming that he had meet the first three out of the four conditions of his August 2003 Conditional Use Permit. He asked for additional time to finish the last item of installing a fence to enclose the yard behind his building. He has already purchased the chain link fencing with wood slats but is unable to install it due to a large pile of firewood that is in the way. He would like to burn that up this winter and then install the fence in spring. Joe Meyer made a motion to amend the August 2003 Conditional Use to include a new dead line for the fence installation of June 1, 2004. John Kuzniewicz seconded the motion. Motion carried.

In reference to Ron Warmka's September 2003 Conditional Use Permit, Mr. Warmka submitted a letter requesting we strike the last stipulation limiting the 24 acre parcel to two lots, one being 5 acres and the other 19 acres. Larry Braker made a motion to let the original decision stand. Mike Canniff seconded the motion. Motion carried. The Town Clerk will notify Mr. Warmka of this via a letter.

Larry Braker made a motion to adjourn. Ken Neumann seconded the motion. Motion carried.

Secretary,
Earl Stutz

Town of Beaver Dam
Planning Committee
October 13, 2003

Chairman Alan Matuszeski called the October 13, 2003 Town of Beaver Dam Planning Committee meeting to order at 7:00 P.M. Members present were Mike Canniff, John Kuzniewicz, Joe Meyer, Earl Stutz, Larry Braker, Ken Neumann and Zoning Administrator Earl Voight.

Minutes from the October 6, 2003 meeting were read. John Kuzniewicz made a motion to approve the minutes as read. Ken Neumann seconded the motion. Motion carried.

The First Order of Business was to Act on application of Mark and Dana Wilson agent for Bud Ferris, for Conditional Use Permit in a EC district for retail business (lingerie shop), located at N8089 State Hwy 33 North. In part of ½ of NE ¼ of NW ¼ Sect 28-T12R14 Town of Beaver Dam. Dana explained that she wants to open a specialty business that will cater to women and their lingerie needs. Neal Perschke, who owns the adjoining property to the north, expressed his concern about the parking capacity in front of the building. He explained where the lot lines are, what easements apply and shared his opinion of what former business operators experienced at this location regarding parking. Mark felt he had room for 8 cars in the front of the store and being that it was a specialty store he felt that would be adequate parking. One of the primary concerns of the committee was what exactly was going to be sold at this place of business. The committee did not want an adult toy store with xxx rated videos, books, magazines, etc. Dana indicated that her business theme was meant to be romantic in nature, aimed at couples with the primary focus being lingerie. It would include such things as all types of women's under garments, night wear, robes, make up, massage oils, perfumes and slippers to mention a few.

Earl Stutz made a motion to approve the Conditional Use with two conditions.

1. Stripping for parking in front of the store must be completed.
2. They can not sell adult toys, x rated videos, books or magazines

Joe Meyer seconded the motion. Motion carried.

Larry Braker made a motion to adjourn. Ken Neumann seconded the motion. Motion carried.

Secretary,
Earl Stutz

Town of Beaver Dam
Planning Committee
November 3, 2003

Chairman Alan Matuszeski called the November 3, 2003 Town of Beaver Dam Planning Committee meeting to order at 7:00 P.M. Members present were Bob Tietz, John Kuzniewicz, Joe Meyer, Earl Stutz, Larry Braker, Ken Neumann and Zoning Administrator Earl Voight.

Minutes from the October 13, 2003 meeting were read. Ken Neumann made a motion to approve the minutes as read. John Kuzniewicz seconded the motion. Motion carried.

The First Order of Business was to review, discuss and approve the final Plat of the Bainbridge Court First Addition, located in SE ¼ of the fractional NW ¼ of Sec 7, T11 R14E and make a recommendation to the Town Board. Based on the 16 September, 2003 drawing provided, Larry Braker made a motion to recommend to the Town Board to approve the final plat with the following five conditions:

1. For lots 20 & 21, relocate the drainage easements to the east along the back of both lots.
2. Change all side yard setbacks so they are a total of 25 feet with at least 10 feet on one side.
3. The gravel depth is to be checked and the final road grading is to be completed.
4. Street lighting is subject to the County's requirements.
5. Signage requirements will have to be looked into to see if they apply to this project or if the ordinance change took place after this project was underway.
6. A line of credit must be provided for road surfacing and any other gravel that may be needed.

John Kuzniewicz seconded the motion. Motion carried.

The Second Order of Business was to review the building plans for the Cameron Giese house in Bainbridge subdivision. The Committee reviewed the plans and no objections were voiced.

The Third Order of Business was to review Countryside Pontiac/GMC water study plans for a new business building located on Kellom Rd. Dan Prunuske reviewed the water study plans and indicated everything was in order. John Kuzniewicz made a motion to approve the water study based on the original land purchase. If additional land is purchased, it shall also be included in the water retention study and the retention pond size shall change accordingly. Ken Neumann seconded the motion. Motion carried.

The Fourth Order of Business was to review the Letter of Intent of Robb Brunelle to create a parcel at W8569 Hwy W. No action was taken, based on the County's letter dated 21 October, 2003.

The Fifth Order of Business was to Act on the Application of Fairway Subdivision, owner Tim Fletcher & Sons LLC, for a Conditional Use Permit to allow Duplexes in a R.D. on all lots located in NE ¼ of SE ¼ Sec I T11 R14E. Discussion was undertaken with Mr. Fletcher and he was advised to check with the County on what they required for duplexes/zero lot lines.

John Kuzniewicz made a motion to approve the Conditional Use for Lots 1 through 6 and 13 through 21, with the exception of Lot 20, with the following two conditions:

1. County approval of sanitary systems for duplexes/zero lot lines.
2. A letter shall be obtained from the Lot 20 owner that he does not object to this change.

Joe Meyer seconded the motion. Motion carried.

Larry Braker made a motion to adjourn. Ken Neumann seconded the motion. Motion carried.

Secretary,
Earl Stutz

Town of Beaver Dam
Planning Committee
December 1, 2003

Chairman Alan Matuszeski called the December 1, 2003 Town of Beaver Dam Planning Committee meeting to order at 7:00 P.M. Members present were Mike Canniff, John Kuzniewicz, Joe Meyer, Earl Stutz, Larry Braker, Ken Neumann and Zoning Administrator Earl Voight.

Minutes from the November 3, 2003 meeting were read. Larry Braker made a motion to approve the minutes as read. Ken Neumann seconded the motion. Motion carried.

The First Order of Business was to review and discuss the proposed new zoning regulations.

The Second Order of Business, Larry Braker made a motion that the Zoning Administrator notify Joe Cantafio in writing that he is in violation of the conditions of his Conditional Use Permit that were agreed to at the October 6, 2003 Planning Committee meeting. Joe Meyer seconded the motion. Motion carried.

The Third Order of Business, Alan Matuszeski made a motion that corrected Planning Committee minutes continue to be handled as they have in the past. The corrections will be noted and new copies of the prior month's minutes will be made and distributed at the next meeting. Mike Canniff seconded the motion. Motion carried.

Larry Braker made a motion to adjourn. Ken Neumann seconded the motion. Motion carried.

Secretary,
Earl Stutz

Town of Beaver Dam
Planning Committee
December 8, 2003

Chairman Alan Matuszeski called the December 8, 2003 Town of Beaver Dam Planning Committee meeting to order at 7:00 P.M. Members present were Mike Canniff, John Kuzniewicz, Joe Meyer, Earl Stutz, Larry Braker, Ken Neumann and Zoning Administrator Earl Voight.

Minutes from the December 1, 2003 meeting were read. Ken Neumann made a motion to approve the minutes as read. John Kuzniewicz seconded the motion. Motion carried.

The First Order of Business was to approve the Letter of Intent for Mildred Beier to create a 2nd parcel CSM, located in the NW ¼ of the SE ¼, Section 35, T12NR14E. Mrs. Beier explained that Mark Linde wants to buy the 4.6 acre piece and build a house on it. Mark said he wouldn't be opposed to restricting it to just one residence. The land is presently zoned R-1. Ken Neumann made a motion to approve the Letter of Intent. Joe Meyer seconded the motion. Motion carried. Mike Canniff abstained from voting.

The Second Order of Business was to approve the Letter of Intent for Agnus Stocking, agent for Mrs. Beverly Kores, to create a 2nd parcel located in the SW ¼ of the SW ¼ of Section 1, T11R14. The land is presently zoned RD and involves an existing house and out buildings. John Kuzniewicz made a motion to approve the Letter of Intent. Mike Canniff seconded the motion. Motion carried.

The Third Order of Business was to Review/Discuss Revised Zoning Ordinance with Recommendation to the Town Board. Our committee finished the review process. After the noted changes have been incorporated in the final document, we will revisit the changes and then be ready to recommend it to the Town Board.

Earl Stutz made a motion to adjourn. Ken Neumann seconded the motion. Motion carried.

Secretary,
Earl Stutz